

July 31, 2026

**Township of Centre Wellington
c/o Mariana Iglesias
Planning & Development Department
1 MacDonald Square. Elora ON, N0B 1S0**



Attention: Mariana Iglesias

Dear Mariana Iglesias, Manager of Planning Services

Re: Heritage Impact Assessment Addendum- Technical Letter
8076 Wellington Road 19, Fergus, Ontario
TBG Project Number 26413

Introduction

Background

The Biglieri Group (“TBG”) was retained by the Sorbara Development Group (the “Owners”) of 8076 Wellington Road 19, Fergus, Ontario (“Subject Site”) to complete a Heritage Impact Assessment (“HIA”) which was completed on April 2, 2026. An HIA was requested by the Township of Centre Wellington (“the Township”) as part of the submission of a planning application for an Official Plan Amendment (“OPA”) as the Subject Site is a listed, non-designated property on the Township of Centre Wellington’s Municipal Heritage Register. As a note, at the time of this letter, the Notice of Intention to Designate (“NOID”) dated June 30, 2026, has been served on the Owner of the property and is within the objection period (see *Attachment 2*). Accordingly, the property is currently afforded the status of a designated property pursuant to Section 30 (1) & (2) of the *Ontario Heritage Act*.

As part of the scope of the HIA, a peer review was undertaken of a cultural heritage evaluation completed by MHBC Planning Ltd. and Township’s Designation Sub-committee to determine the Cultural Heritage Value or Interest (“CHVI”) of the Site under Ontario Regulation 9/06 (“O. Reg. 9/06”) of the Ontario Heritage Act, R.S.O. 1990, c. O. 18 (“OHA”). The HIA concluded that the property meets 3 of the 9 criteria under *Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest* and therefore is considered to have significant cultural heritage value or interest.

The impact analysis was based on the proposed Land Use Plan which accompanied the OPA application. This Plan included the property within the zoned Neighbourhood Residential area east

of the proposed “Street A”; the existing house was proposed to be retained in-situ at the south-west corner of the proposed block.

The impact assessment concluded that the proposal would result in potential impacts of alteration, isolation and land disturbances. No adverse impacts were identified with respect to destruction, shadowing, obstruction of views, or changes in land use. Mitigation measures included:

- Designation of the stone farmhouse under Part IV of the OHA.
- A comprehensive Conservation Plan prepared by a qualified heritage professional which will guide short-, medium-, and long-term conservation measures, including documentation, stabilization, risk management, and ongoing maintenance.
- Site planning and new development should consider incorporating appropriate setbacks, compatible but distinguishable architectural design, sensitive landscaping, and thoughtful lighting and parking arrangements to preserve the farmhouse’s setting, visibility, and heritage character.
- A Commemoration Strategy outlining opportunities for commemoration, including subdivision or street naming and complementary signage; these should be explored in consultation with the Skeoch Family to recognize the cultural heritage significance of the property within the new subdivision.

The final HIA (dated April 2, 2026) was submitted with the OPA application which was submitted on April 9, 2026.

Purpose

Since the completion of the HIA, subsequent planning applications for a Zoning By-law Amendment (ZBA) and Draft Plan of Subdivision (“DPOS”) were submitted on July 8, 2026. These applications were accompanied by more detailed plans that show the sitting, orientation, and setbacks relative to the existing heritage building within an allocated block within the DPOS. The purpose of this Addendum is to assess the impact of the proposed design layout based on the Statement of Cultural Heritage Value or Interest and heritage attributes identified in the designation by-law included in *Attachment No. 2* and the proposed development as it relates to the ZBA and DPOS applications. This assessment reflects the recommendation in the HIA regarding site planning and the consideration of “-incorporating appropriate setbacks, compatible but distinguishable architectural design, sensitive landscaping, and thoughtful lighting and parking arrangements to preserve the farmhouse’s setting, visibility, and heritage character”.

If adverse impacts are identified, alternative development options will be explored, and mitigation and conservation measures will be recommended.

Description of the Subject Site

The Subject Site is located at 8076 Wellington Road 19 (known locally as the “Skeoch Farm”) in Fergus (former West Garafraxa), Township of Centre Wellington within the Part Lot 8, Concession 1 of the historic Township of West Garafraxa. The Site is located on the north side of Wellington Road 19, R.R. 3, north of Legacy Estates and east of the Summerfields subdivision, and west of 1st Line, and south Elora Cataract Trailway/ Forfar Recreational Trail. The Site is not located within the Built Boundary or Urban Boundary of Fergus, however, is located within the County of Wellington’s Primary Urban Centre. The site is 2 acres (0.81 hectares) and legally described as:

PT LT 8 CON 1 WEST GARAFRAXA DESIGNATED AS PART 1 ON 61R21076 TOGETHER WITH AN EASEMENT OVER PT LT 8 CON 1 WEST GARAFRAXA DESIGNATED AS PART 2 ON 61R21076 AS IN RO713778 TOWNSHIP OF CENTRE WELLINGTON

The Subject Site includes an existing two-storey stone building and two accessory buildings. Access to the property is off of Wellington Road 19. The existing stone heritage building on site, which at the time of this report is occupied by Robert “Bob” Skeoch, a descendant of the Skeoch Family. *See Attachment No. 1 for general photographs of the Subject Site.*

Statement of Cultural Heritage Value or Interest and Heritage Attributes

The following reflects the Statement of Cultural Heritage Value or Interest and heritage attributes stated in the draft designation by-law for the property:

The property has physical design value as it includes a heritage building at 8076 Wellington Road 19, c.1890, which is a representative example of a two-storey Italianate stone heritage building. The stone walls are representative of the use of local materials, with the fieldstone likely derived from the property and the limestone from one of the many nearby quarries. The cut limestone is surrounded by delicate tuck pointing (white ribboning) on the front façade and combined limestone and fieldstone complimented by tuck pointing on all other facades reflective of stone architecture in the area. An early one-storey stone addition, likely a former summer kitchen, exists in the north-east facing façade with large segmented arch windows, mimicking those of the main house. A one-storey, brick addition replaced a former porch on the south-west facing façade. The heritage building also features other Italianate design attributes, including a large, hip roof with overhanging eaves and paired brackets (corbels), and one remaining brick chimney on the rear wing, paired narrow one-over-one segmental arch windows and an asymmetrical front façade with the left wing recessed from the balance to allow for a covered two-storey verandah, with columns and decorative woodwork.

The property is significant for its direct association with early Fergus settlers, specifically the Skeoch family and Margaret Davidson. The owners of the property when the heritage building was built were the Skeoch family, originally from Scotland, who owned the property for approximately 140 years, from 1872 to 2012 and continue to reside on the property. Born in 1834, James Skeoch immigrated to Canada in 1844 and worked with his grandfather at Watt’s General Store on Provost

Ln. (Fergus). James married Margaret Davidson in 1857 and they had 9 children. Margaret was a member of one of the earliest pioneering families in the Fergus area, emigrating from Scotland in 1835, and was one of the first pupils to attend a log schoolhouse in the village where James McQueen taught.

She was highly regarded in the community and is captured in several early photos of the property. She lived to the age of 94 and was described in local newspapers as “one of the last original pioneers of Fergus”. She is noted in local histories including *Fergus: The Story of a Little Town* by Hugh Templin printed in 1933. It was clear that she was highly regarded for her intelligence and contributions. She was the matriarch of the Skeoch family and lived in the home until her death in 1925. The property is also associated with James Skeoch (Jr) who was a Reeve for Wellington County in 1927-1928 and Bruce Skeoch was one of the last Trustees of the West Garafraxa No.2 School. The Skeoch Farm has been identified as one of West Garafraxa’s Century Farms. It has been occupied by the Skeoch Family since 1872 to the present day. The property is historically linked to the surrounding area relative to other Skeoch properties and Margaret (Davidson) Skeoch’s association with the settlement of Fergus and surrounding area.

Description of Heritage Attributes

The property has cultural heritage value for its representation of Italianate architecture reflective by the following attributes:

- Height, scale and massing of the original two-storey stone heritage building, including one-storey rear stone addition on the north-east side of the rear facade
- Cut limestone and fieldstone construction and materials, including tuck pointing (ribboning) on the front façade and two side elevations
- Fenestration pattern of doors and windows in their original location
- Wooden front door, including limestone voussoirs, transom window and glass
- Limestone voussoirs on all windows with pointed keystones and extended voussoirs on the front façade paired windows
- Original two-storey verandah with squared wooden columns and beveled corners, decorative fretwork and railing on the second storey
- The pitch of the large hip roof and its generous overhanging eaves
- Wood soffit and paired brackets
- Original remaining brick chimney along rear elevation
- The open space between the façade of the heritage building and Wellington Road 19

Excluded from the Heritage Attributes

- Rear brick (west) and wood siding (east) additions
- Two outbuildings (garages)

Proposed Development

The proposed development relevant to the ZBA and DPOS applications is to permit a low-rise residential development which contemplates single-detached heritage buildings and townhomes with site specific development standards. The DPOS proposes 674-694 residential units (Weston Consulting, Planning Justification Report, 2026, 6).

As part of the development proposal, the existing stone farmhouse (Skeoch Farmhouse) will be retained in-situ to maintain its current sitting and orientation (see *Attachment No. 3* for the Detailed Site Plan). The farmhouse will be situated on a new lot (46.9 x 33 metres) within a dedicated block (Block 46) to accommodate the retention of the heritage building and integration into the new subdivision. This block will be south of Block 45 which will include approximately 16 single family dwelling units and west of Block 44 which includes approximately 32 townhouse units. The heritage building is proposed to accommodate commercial uses in addition to residential to broaden the viable uses for the long-term viability of the building; these permissions would be permitted for the property under the R6 zone. The permitted uses being proposed include: a bed and breakfast establishment (Class 1 or Class 2), a business or professional office, a church, a commercial school or studio, a day nursery, a funeral home, a medical clinic, a personal service shop, a private or commercial club, a public building, a school, any use permitted within the R1A Zone.

The front yard in front of the heritage building is proposed to be maintained both within the limits of the property parcel fabric and as part of landscaped space dedicated to the daylight triangle which will allow for continued views of the building along Wellington Road 19. Similarly to 8077 Wellington Road 19, which includes a severed lot with a historic heritage building opposite to the Subject Site, the heritage building will continue to have a presence along the historic land route. The outbuildings, not identified as having cultural heritage value, are proposed not to be retained.

The following **Table 1.0** identifies the approximate setbacks associated with the heritage building (exempting the additions that were not identified as contributing to the cultural heritage value of the property- see Attachment No. 3 for Detailed Plan with setbacks).

Table 1.0-Approximate Setbacks	
Setback Description	Setbacks
Front Yard Setback (Property Line) Facing Wellington Road 19	19.9metres*
Front Yard Setback to Wellington Road 19	28.7 metres*
Side Yard Setback (Property Line) Facing Street 'A'	2.6 metres
Side Yard Setback to Street 'A'	8.7 metres

Rear Yard Setback	11.1 metres
Side Yard Setback (Interior)	18.7 metres

**The daylight triangle will be exempted from the property's parcel fabric.*

The proposed vehicular entrance for the heritage building has been reoriented to the rear of the building to lessen impacts relevant to accessibility, views and traffic. The proposed future parking area is also setback from the front façade of the heritage building by 0.6 metres.

Impact Analysis

The impacts on a cultural heritage resource or landscape can either be specific to a site or widespread, and they can vary in severity from none, negligible, low, moderate, or high. The International Council on Monuments and Subject Properties (ICOMOS) and the Ontario Heritage Tool Kit (OHTK) provide guidance for gauging severity in the publication *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* (2011) and Info Sheet #5, respectively, which can be applied at a micro-level. The graduation of severity ranges from beneficial, neutral/ no change, negligible adverse, minor adverse, moderate adverse and major adverse impacts. Adverse impacts include: destruction, alteration, shadows, isolation, direct or indirect obstruction of views, change in land use and land disturbances.

The following provides an analysis of potential adverse impacts based on the proposal and the heritage attributes identified in the draft designation by-law included in Attachment No.2:

Destruction: The proposed development will not result in destruction of the heritage attributes contributing to the cultural heritage value of the property.

Alteration: There will be no impacts of alterations except for the negligible alteration to the “open space between the façade of the heritage building and Wellington Road 19”. The front yard will be altered to facilitate the daylight triangle associated with the Street A right-of-way, the only entrance into the subdivision from Wellington Road 19, however, there are limitations to the use of this space based on the Township’s Development Manual (June 2024).

Shadows: There are no anticipated impacts of shadows. The proposed development includes single detached heritage buildings and townhouses that will not result in significant shadows that will result in adverse impacts to heritage attributes.

Isolation: There is potential for isolation depending on the treatment of the interface between building lots to the west, east and north. The intent is that the site will be appropriately integrated into the immediate surrounding which includes Blocks 1, 44 & 45. This will be contingent on aspects such as new building setbacks, orientation and form and landscaping.

Direct or indirect obstruction of views: There are no anticipated direct or indirect obstructions of views as a result of the daylight triangle south-west of Block 46 as the purpose is to secure visibility. The developer is not proposing an entry feature within the daylight triangles and future work in these areas will be the responsibility of the Township.

Change in land use: The heritage building may continue to be used as a residential building but also is proposed to have the extended use for commercial uses to broaden the viability of the building. Any future alterations that may be required for a new occupancy related to commercial use would be assessed through a Heritage Permit.

Land disturbances: The foundation of the heritage building is approximately 8.7 metres from the proposed construction of Street 'A', which is the primary entrance on the south side of the subdivision and only entrance off of Wellington Road 19. There is potential that there could be land disturbances relative to construction activities such as incoming and outbound construction equipment using this main entry point and construction of the new street. Grading of surrounding lots may also have an impact on the grading and drainage of relative to Block 46 although a grading and drainage plan should address this appropriately. Archeoworks Inc. completed a Stage 1-2 Archaeological Assessment was completed and no archaeological remains were encountered while undertaking the field assessment and the area was considered “-free from further archaeological concern” (July 2007, i). Therefore, there are no potential land disturbances expected as it relates to archaeological resources.

Summary

In conclusion, there is an identified negligible impact of alteration and potential impact of isolation and land disturbances. These impacts can be mitigated to avoid/ negative impacts.

Mitigation and Conservation Measures

Alteration to the front open space and any potential obstruction of views can be mitigated. Isolation can also be addressed with appropriate landscaping which can be used to soften transition between interfacing properties as well as considering the orientation, siting, and style of adjacent buildings (Block 1, 44 & 45). Lastly, land disturbances can be avoided by precautionary conservation planning and construction practices. Based on this, the following mitigation measures are recommended:

Landscape Plan

Conditions of Subdivision Agreement

- Landscaping of the daylight triangle south of Block 46 should blend with the open yard aesthetic of the manicured front lawn of heritage building; at the south-west corner, low-lying native plantings could be used which allows for clear visibility including Prairie Dropseed, Prairie Seed, Wild Strawberry, New Jersey Tea. Local stone (i.e. limestone) could be also used in landscaping to enhance the aesthetic.
- Similar to the daylight corner south of Block 46, the design of the daylight triangle of Block 1 in a manner that responds to the eastern corner to act as a gateway into the subdivision; if new buildings on Block 1 are oriented to Street A, it would be recommended that along the

northern side of the daylight triangle, tree plantings be situated to provide screening of new buildings from Wellington Road 19 and provide a more naturalized setting.

- A landscaping strip should be located at the south end of Block 44 and discourage fencing/walls above 2 metres or tree plantings that would negate kinetic views of the heritage building moving westwards along Wellington Road 19.

Conditions of Site Plan Control for Block 46

- Landscaping at the interface of the eastern property line of Block 46 and Block 44 should be completed in a manner that does not obstruct view of the front of the house. This would include avoiding the construction of fencing/ wall 2 metres or planting of dense vegetation that would negate existing views from the street.
- A landscaping strip between Block 46 and Block 45 to the north would provide an appropriate transition between the heritage property and new buildings; this could include native tree plantings (i.e. Bur Oak, Sugar Maple).
- Lighting: if the property is used for commercial purposes, warm narrow beam up lights could be used along the perimeter of the foundation to highlight the front façade. Additionally, if a surface parking lot is required due to a commercial use, it would be recommended that the parking lot be screened using vegetation by using an approximate 3 metre landscape strip along the south side of the proposed parking area. The parking area can be screened using a combination of native plants (i.e. Prairie Dropseed, Little Bluestem, New Jersey Tea, Bush Honeysuckle) in addition to organically placed native tree plantings (i.e. Bur Oak, Sugar Maple).
- The landscape plan should identify the location of a commemorative sign/ panel/ installation.

Urban Design Guidelines

Conditions of Subdivision Agreement- Blocks 1 and 44

The orientation, siting and setback of new buildings proposed for Block 1 and Block 44 are important to ensuring the appropriate integration of the heritage building on Block 46 within the broader context. The following design guidelines should be considered:

- In general, two-storey built form is preferable for buildings immediately adjacent (contiguous or non-contiguous) to the historic building; using materials that allude to natural/ local materials (this does mean mimic but rather be sympathetic) should be considered. This would include materials such stone and brick masonry. Traditional rooflines (i.e. hipped, gabled) should also be considered.
- Intersection of 'Street A' and Wellington Road 19 as a gateway: Consider orienting dwellings to face Block 46; these units should be screened from Wellington Road 19 to provide a natural setting for Block 46 with a landscape strip north of the daylight triangle.

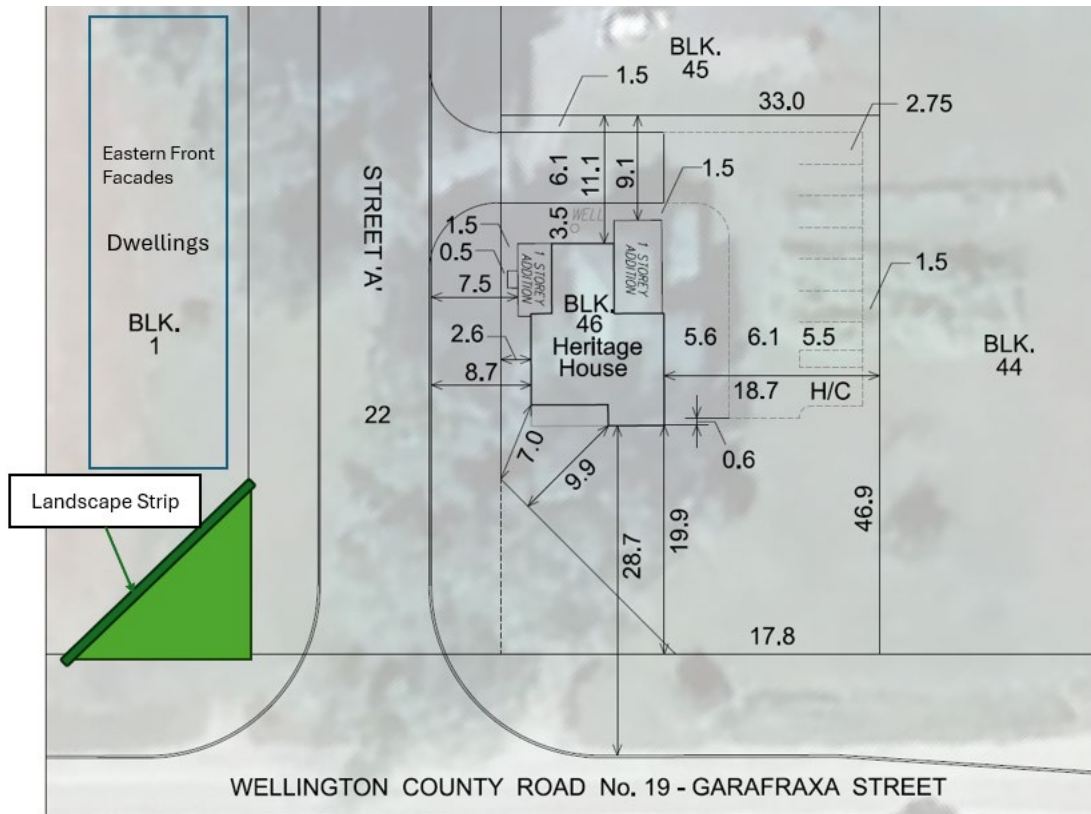


Figure 1- Design Considerations for Adjacent Development within Block 1 (Source: Weston Consulting, 2026).

The following conservation measures are recommended as a condition of the Subdivision Agreement:

- Short-term stabilization for the building prior to site alterations;
- Temporary Protection Plan (“TPP”) that addresses the temporary protection of the heritage building during construction such as appropriate hoarding, vibration monitoring (if required) and developing a risk management plan.

Any specifications related to the potential adaptive re-use of the heritage building will be dealt with at the Heritage Permit stage, contingent on the property being designated under Part IV of the Ontario Heritage Act.

Conclusion

Based on the review of the more detailed development plans submitted in support of the Zoning By-law Amendment and Draft Plan of Subdivision applications, it is our opinion that the proposed development can be accommodated while conserving the identified cultural heritage value or interest of 8076 Wellington Road 19, subject to the implementation of the mitigation and conservation measures outlined in this Addendum.

The proposed development retains the Skeoch Farmhouse in-situ, preserving its historic location, orientation, massing, and principal heritage attributes. The continued retention of the open front yard facing Wellington Road 19, combined with the proposed setbacks and dedicated heritage lot, will maintain the property's visual prominence and historic relationship to the roadway. The proposal also supports the long-term conservation and viability of the building through adaptive reuse opportunities while continuing to permit residential use.

The impact assessment determined that the proposal will not result in the destruction of heritage attributes and is not anticipated to create adverse impacts related to shadowing or changes in land use. Potential impacts associated with alteration of a portion of the open front yard, isolation, obstruction of views, and construction-related land disturbances are considered minor and manageable. These impacts can be appropriately mitigated through the implementation of a detailed landscape plan, heritage-sensitive urban design measures for adjacent development blocks, and construction-phase protection measures, including a Temporary Protection Plan and building stabilization measures where required.

Provided the recommended mitigation measures are incorporated through the Subdivision Agreement, Site Plan Control process, and future Heritage Permit approvals, the proposed development is expected to result in no significant adverse impacts on the cultural heritage value or heritage attributes identified in the proposed designation by-law. The development presents an opportunity to integrate and celebrate the Skeoch Farmhouse as a prominent cultural heritage feature within the future community while ensuring its continued conservation for future generations.

Accordingly, this Addendum concludes that the proposed ZBA and Draft Plan of Subdivision applications represent an appropriate form of development from a cultural heritage perspective and are consistent with the heritage conservation objectives of the *Ontario Heritage Act*, the Provincial Planning Statement, and the Township of Centre Wellington's heritage planning framework. If you have any questions or require any additional information, please contact the undersigned at your earliest convenience.

Respectfully,

A handwritten signature in black ink, appearing to read 'Rachel Redshaw', written in a cursive style.

THE BIGLIERI GROUP LTD.

Rachel Redshaw, M.A., H.E. Dipl., CAHP
Heritage Lead| Associate

CC. Catherine Pan, Sorbara Group

Attachment No. 1- General Site Photographs

Attachment No. 2- Draft Designation By-law

Attachment No. 3- Proposed Land Use Plan and Detailed Site Plan

Attachment No.1-General Site Photographs



1. Photograph from the north side of Wellington Road 19 looking northwards towards the front (south) elevation of the existing stone dwelling and accessory building.

2. Photograph of the two accessory buildings to the rear (north) of the stone dwelling. Source: TBG, March 2026

Attachment No.2- Draft Designation By-law

**NOTICE OF INTENTION TO DESIGNATE
PROPERTY IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 (Ch.O.18, Sec. 29)**

Take notice that the Council of the Corporation of the Township of Centre Wellington intends to designate the property municipally known as 8076 Wellington Road 19, in the Township of Centre Wellington (Township of West Garafraxa), as a property of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, as amended, (Ch.O.18, Sec. 29).

Description of Historic Place:

The subject 0.81 hectare (2 acre) property is located at 8076 Wellington Road 19 and is a rural residential property, formerly part of a larger farm parcel, located in what was historically known as West Garafraxa, Concession 1, Part of Lot 8, now Township of Centre Wellington. The property contains a two-storey stone house which faces in a south-east direction, along Wellington Road 19.

Images of Property:



Image 1: Front façade, 2025, MHBC



Image 2: Front façade, 1890, Wellington County Museum and Archives

Statement of Cultural Heritage Value or Interest:

The cultural heritage value of 8076 Wellington Road 19 resides in its design/physical value, its historical/associative value, and its contextual value.

The property has physical design value as it includes a dwelling at 8076 Wellington Road 19, c.1890, which is a representative example of a two storey Italianate stone dwelling. The stone walls are representative of the use of local materials, with the fieldstone likely derived from the property and the limestone from one of the many nearby quarries. The cut limestone is surrounded by delicate tuck pointing (white ribboning) on the front façade and combined limestone and fieldstone complimented by tuck pointing on all other facades reflective of stone architecture in the area. An early one-storey stone addition, likely a former summer kitchen, exists on the north-east facing façade with large segmented arch windows, mimicking those of the main house. A one-storey, brick addition replaced a former porch on the south-west facing façade. The dwelling also features other Italianate design attributes, including a large, hip roof with overhanging eaves and paired brackets (corbels), and one remaining brick chimney on the rear wing, paired narrow one-over-one segmental arch windows and an asymmetrical front façade with the left wing

recessed from the balance to allow for a covered two-storey verandah, with columns and decorative woodwork.

The property is significant for its direct association with early Fergus settlers, specifically the Skeoch family and Margaret Davidson. The owners of the property when the dwelling was built were the Skeoch family, originally from Scotland, who owned the property for approximately 140 years, from 1872 to 2012 and continue to reside on the property. Born in 1834, James Skeoch immigrated to Canada in 1844 and worked with his grandfather at Watt's General Store on Provost Ln. (Fergus). James married Margaret Davidson in 1857 and they had 9 children. Margaret was a member of one of the earliest pioneering families in the Fergus area, emigrating from Scotland in 1835, and was one of the first pupils to attend a log schoolhouse in the village where James McQueen taught.

She was highly regarded in the community and is captured in several early photos of the property. She lived to the age of 94 and was described in local newspapers as "one of the last original pioneers of Fergus". She is noted in local histories including *Fergus: The Story of a Little Town* by Hugh Templin printed in 1933. It was clear that she was highly regarded for her intelligence and contributions. She was the matriarch of the Skeoch family and lived in the home until her death in 1925. The property is also associated with James Skeoch (Jr) who was a Reeve for Wellington County in 1927-1928 and Bruce Skeoch was one of the last Trustees of the West Garafraxa No.2 School. The Skeoch Farm has been identified as one of West Garafraxa's Century Farms. It has been occupied by the Skeoch Family since 1872 to the present day.

The property is historically linked to the surrounding area relative to other Skeoch properties and Margaret (Davidson) Skeoch's association with the settlement of Fergus and surrounding area.

Description of Heritage Attributes

The property has cultural heritage value for its representation of Italianate architecture reflective by the following attributes:

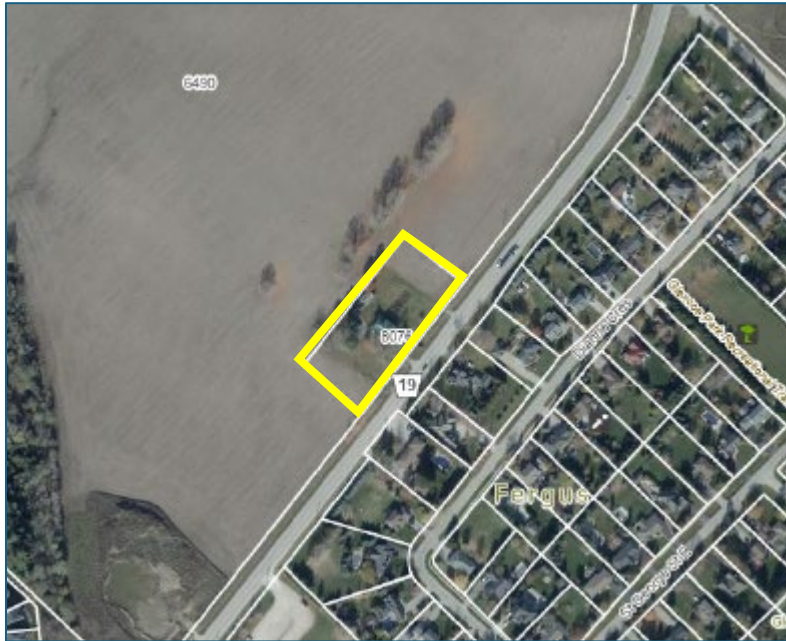
- Height, scale and massing of the original two-storey stone dwelling, including one-storey rear stone addition on the north-east side of the rear facade
- Cut limestone and fieldstone construction and materials, including tuck pointing (ribboning) on the front façade and two side elevations
- Fenestration pattern of doors and windows in their original location
- Wooden front door, including limestone voussoirs, transom window and glass
- Limestone voussoirs on all windows with pointed keystones and extended voussoirs on the front façade paired windows
- Original two-storey verandah with squared wooden columns and beveled corners, decorative fretwork and railing on the second storey
- The pitch of the large hip roof and its generous overhanging eaves
- Wood soffit and paired brackets
- Original remaining brick chimney along rear elevation
- The open space between the façade of the dwelling and Wellington Road 19

Excluded from the Heritage Attributes

- Rear brick (west) and wood siding (east) additions
- Two outbuildings (garages)

For further information with respect to the proposed designation please contact Deanna Maiden, Senior Development Planner at (519) 846-9691, ext. 292.

Notice of objection to the proposed designation, together with a statement of the reasons for the objection and all relevant facts, may be served to the Clerk of the Township of Centre Wellington on or before July 30, 2026.



Dated at the Township of Centre Wellington this 30th day of June, 2026.

Tyler Sager, Clerk
1 MacDonald Square
Elora, Ontario
N0B 1S0
Phone: (519) 846-9691
Fax: (519) 846-2074

Attachment No.3- Proposed Land Use Plan and Detailed Site Plan



Figure 2- Broad View of Heritage Block (Block 46) within the Draft Plan of Subdivision

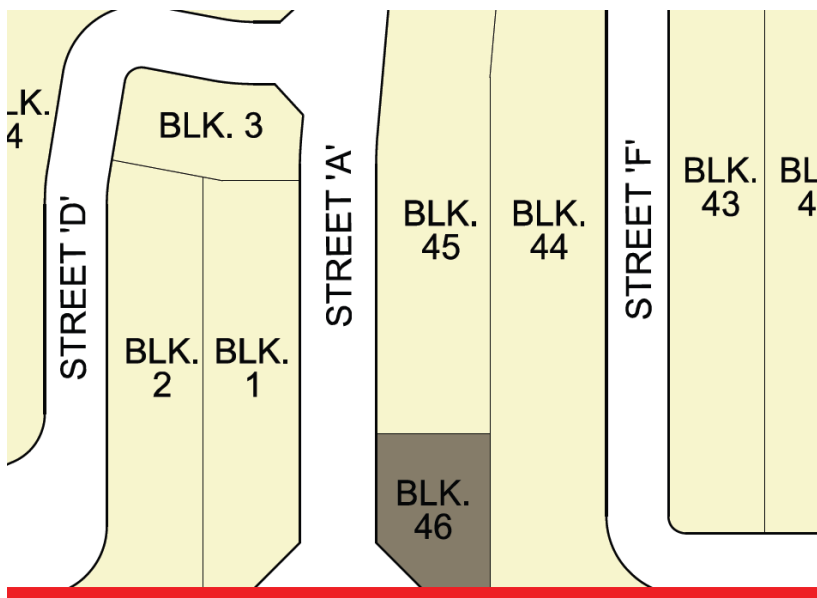


Figure 3- Detailed View of Heritage Block (Block 46)

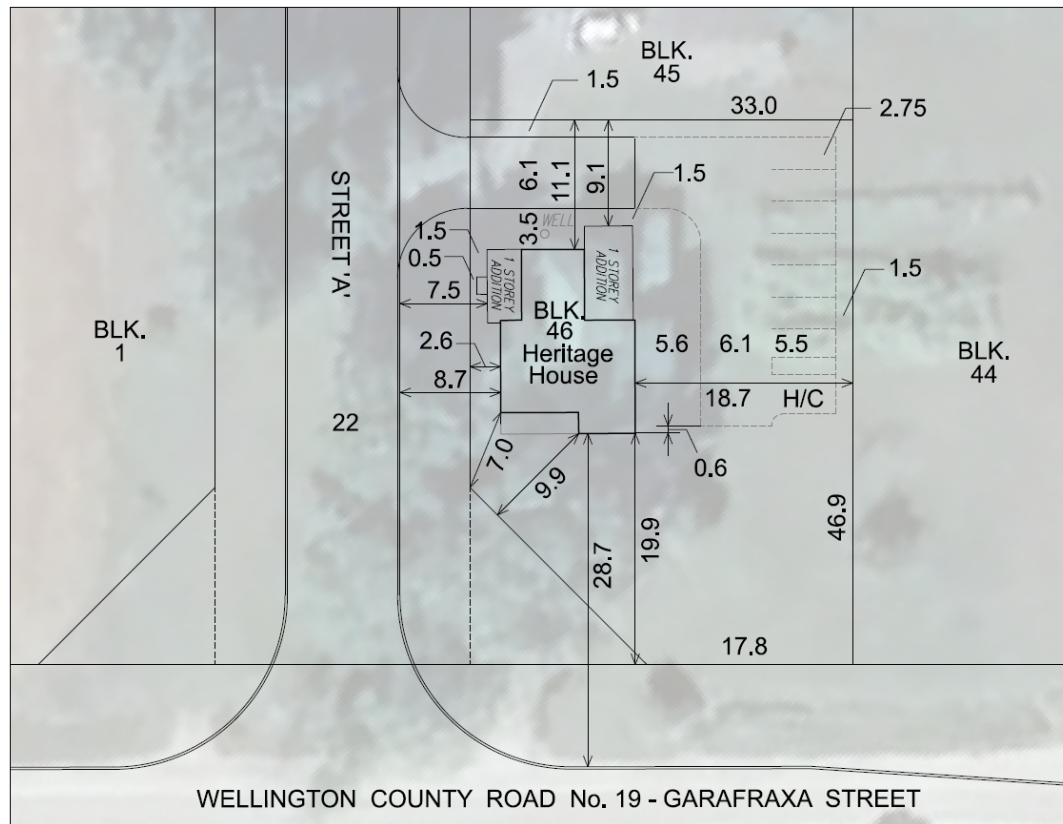


Figure 4- Detailed Site Plan for Subject Site (Source: Weston Consulting, 2026).